

ARCHITECTURAL REVIEW BOARD AGENDA

August 19, 2014

3:00 p.m.

Story pole visit at 2:00 p.m. – 2909 Tomahawk Road

Story pole visit at 2:15 p.m. – 2516 W 63rd Street

Pre-meeting to begin at 2:30 p.m.

#1	Michael & Hillary McCoy 6416 Sagamore Road	New 2-story addition, window changes, and interior remodel
#2	Hailee Walsh 2421 W 65 th Street	New landscaping/hardscape, including outdoor kitchen, fire pit and hot tub in rear yard
#3	Joseph & Elizabeth Agnello 6708 Cherokee Lane	Swimming pool and fire pit
#4	Home Exit Strategies 2516 W 63 rd Street	New residence
#5	Alan Gaylin & Bridget Grams 2909 Tomahawk Road	New residence and swimming pool
#6	Mary & Dave Schulte * 6508 Aberdeen Road	New addition and open porch
#7	Mary & Dave Schulte * 6508 Aberdeen Road	Swimming pool, fire feature and patios

***Variance required**

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

The McCoy's are proposing a new 2-story addition, multiple window changes, and an interior remodel.

The McCoy's requested a continuance at the August 5, 2014 meeting because they were unable to attend.

Summary of Property:

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|-----------------------------------|--------------------------|
| • Character Area: | Traditional Neighborhood |
| • Location of Common Green Space: | Front |
| • Any Special Frontages: | None |

Summary of Project:

At the rear of the house, on the first floor, an existing inset corner of the house will be filled in with a new screened porch. Existing windows will be replaced with new units evenly spaced in the revised wall.

Directly on top of the new addition is the second floor addition that replaces an existing roof deck. Existing second floor windows will be modified to accommodate the new addition.

On the north side of the house, an existing door will be removed and a new window will be added to match an existing unit. No elevation has been provided for these changes. Please refer to the photographs.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Walshes are proposing new landscaping/hardscape throughout their property. The project includes a new outdoor kitchen, fire pit and hot tub at the rear of the house.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

At the front of the house, in addition to extensive landscaping, the Walshes are proposing a new 3 foot wide paver path connecting their driveway to their front porch. They are also proposing to replace the existing front porch surface with a coordinating paver system.

A new French drain system will be added to collect the water from the front porch and downspouts to an existing drainage system.

At the rear of the house, new sand set patios will be installed. They will be bordered, in part, by retaining walls with natural stone veneer.

At the rearmost patio, an 18 inch tall, 4 foot diameter fire pit will be installed. The exact design has not been illustrated.

The outdoor kitchen sits at the transition between an upper and lower patio. A retaining wall with a wood screen wall sits at the back of the kitchen. The main body of the kitchen is an outdoor cabinet system. The material for the countertop has not been indicated.

The proposed hot tub is recessed into the lower patio and is heavily screened with landscaping.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

The design guidelines do not apply to a project of this type.

The Agnellos are proposing a swimming pool in the rear yard of their home currently under construction.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front Yard
- Any Special Frontages: None

Summary of Project:

The pool is located within a large patio at the rear of the house. It is accessed from the main house by a series of decks and patios. With the exception of the pool deck and the first landing, all of the remaining patios were approved with the main house.

Two new stone retaining walls will be added at the east side of the pool effectively terracing the pool down into the grade.

To the south of the pool, a new fire pit is proposed. The materials are to match the stone retaining walls.

The pool equipment is located beyond the pool and is surrounded on three sides by a stone retaining wall.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Concerns:

The design guidelines do not apply to a project of this type.

#4 Home Exit Strategies (Substantial Construction)

2516 West 63rd Street

Home Exit Strategies is proposing a new Mediterranean Revival home. Story poles will be viewed on-site at 2:15 p.m. on August 19, 2014.

This is a substantial construction project and was noticed as such on July 17, 2014.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed home is a 2-story house with a 4,110 sq. ft. footprint including the first floor living area, the garage, and exterior covered porches.

The home is all stucco with a stone base and a composition roof.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.2 on page 40 of the design guidelines gives general guidelines for all lots. It suggests that the central mass of a home should be located near the center of the house lot, set parallel to the street, and located near the front building line. The section goes on to suggest that the width of the main mass should be between 40 and 80 feet and the depth of the main mass should be approximately half the width or approximately 25 to 40 feet deep. The proposed width of the main mass is 41.5 feet wide and 37.5 feet deep. This recommendation has been met.

Section 2.2 B on page 43 gives specific guidelines with respect to garages. Garages should be side or rear facing where possible. They should be set in side/rear wings and should be obscured from view. The proposed garage is side entry. This recommendation has been met.

Section 2.2 D on page 46 gives specifics concerning driveways. The proposed home has a direct drive. Direct drives should be no more than 12 foot wide (at the property line). The driveway has not been dimensioned, so clarification is required. There is also discrepancies between the driveway layout on the proposed site plan and the perspective drawing. Clarification is required.

Section 2.2 F 4 on page 50 discusses front walkways. Walkways should be between 3 and 5 feet wide. A front walkway has been shown on the perspective, but not on the proposed site plan. Clarification is required.

Section 2.3.2 on page 54 provides specific guidelines for the Neighborhood Estates character area. Homes in this area have a main mass width typically 40% of the lot width (44.8 feet for this lot). The proposed main mass width of 41.5 feet is acceptable. The depth of the main mass is typically 40 feet or less. The proposed depth is 37.5 feet and is acceptable. This section goes on to suggest that side wing widths are from 20 feet up to 50% of the main mass width. The right wing is a 4 feet wide wing on a 15 foot wing. The left wing is 18.6 feet wide. This recommendation has been met.

Section 2.3.2 on page 54 provides specific guidelines for the Neighborhood Estates character area. This section suggests that side 2 story masses be set 25 feet from the side property line. The second story wing at the left side of the house is slightly closer than recommended at 20.45 feet from the property line.

Section 2.4 A on page 60 gives specific recommendations for rear yard neighbor to neighbor adjacencies. This section recommends special height restrictions when the rear wing of a house is within 30% of the lot depth from the rear line. No portion of the house is within 30% of the rear property line. This recommendation has been met.

Section 2.4 C on page 62 gives specific recommendations for plate height relationships. The houses on both sides have comparable plate lines. This recommendation has been met.

Section 2.4 D on page 65 gives specific recommendations for side yard neighbor to neighbor adjacencies. A side yard setback of 15% (16.8 feet for this lot) is recommended for new homes. This recommendation has been met on the left at 17.7 feet. At the right side, it has been nearly met at 13.6'. Please note that the right side wing is a 1-story structure. Discussion is recommended.

Section 3.3 on page 79 describes the various massing types. The proposed project matches the scaled-up "Central vertical mass" massing style.

By resolution, the City Council adopted a guideline to allow for incremental growth. This guideline requires that the footprint of all roofed structures is not allowed to expand to the maximum lot coverage allowed by ordinance. To determine the reduced allowable lot coverage, an average is taken of the percentage of allowable lot coverage used by the adjacent neighbors. The project home is allowed to exceed this average by 50% but cannot exceed the maximum allowable coverage. This recommendation has been met.

Home Exit Strategies (Continued)

Lot Information	
Zoning:	R-1(30)/LS-2
Lot Area:	24,812 SF
Lot Width:	112.0'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	30.8'
Minimum Front Yard:	69.4'	69.4'
Minimum Rear Yard: (20% of Lot Depth)	40' (At closest point)	>67'
Minimum Side Yard: (Left)	10'	17.7'
Minimum Side Yard: (Right)	10'	13.6'
Minimum Combined Side Yards: (25% of Lot Width)	28.0'	31.3'
Allowable Lot Coverage:	6,000 SF	7,650 SF 68.5% of Maximum
Allowable Lot Coverage – 150% Guideline	Reduced to 4,672 SF	88% of Reduction

Allowable Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
2410 West 63rd Street	18,541	2,941	4,900	60.02%
2520 West 63rd Street	22,867	2,236	5,669	39.44%
2530 West 63rd Street	22,031	2,848	5,524	51.56%
6205 Overhill Road	21,477	3,166	5,427	58.34%
6145 Overhill Road	39,925	3,122	8,350	37.39%
6140 Ensley Lane	40,436	3,934	8,425	46.70%
6210 Ensley Lane	22,714	2,883	5,642	51.09%
6220 Ensley Lane	21,097	2,844	5,360	53.06%
			Average	49.70%
			50% Increase	74.55%
2516 West 63rd Street	24,812	4,110	6,000	68.50%

#5 Gaylin-Grams Residence (Substantial Construction)**2909 Tomahawk Road**

The Gaylin-Grams are proposing a new home with a 4,835 square foot footprint. The house has a main floor area of 3411.5 square feet and a second floor area of 1,698 square feet giving the home a total living space of 5,109 square feet. The project includes a swimming pool at the rear of the house.

Story poles will be viewed on-site at 2:00 p.m. on August 19, 2014.

This is a substantial construction project and was noticed as such on July 17, 2014.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed contemporary style home is a 2-story main mass with 1-story wings. The home is combination of stucco, stone, and stained cedar siding.

The rear yard features a large covered patio. A 396 sq. ft. swimming pool is located at the rear of the patio. The pool equipment is located at the rear of the garage.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.2 on page 40 of the design guidelines gives general guidelines for all lots. It suggests that the central mass of a home should be located near the center of the house lot, set parallel to the street, and located near the front building line. The section goes on to suggest that the width of the main mass should be between 40 and 80 feet and the depth of the main mass should be approximately half the width or approximately 25 to 40 feet deep. The proposed width of the main mass is 49 feet wide and 36 feet deep. The proposed mass is a little deep, but still within an acceptable range.

Section 2.2 B on page 43 gives specific guidelines with respect to garages. Garages should be side or rear facing where possible. They should be set in side wings and should be obscured from view. The proposed garage is side entry. This recommendation has been met.

Section 2.2 D on page 46 gives specifics concerning driveways. The proposed home has a circle drive. The distance between curb cuts is more than the required minimum. The driveway has been set close to the house so the greenspace depth is approximately 50 feet from the curb. This recommendation has been met.

Section 2.2 F 4 on page 50 discusses front walkways. Walkways should be between 3 and 5 feet wide and be constructed of brick, stone or similar materials. Special exceptions have been made for short walks connecting to circle driveways allowing for more width. This recommendation has been met.

Section 2.3.2 on page 54 provides specific guidelines for the neighborhood estates character area. Homes in this area have a main mass width typically 40% of the lot width (54 feet for this lot). The proposed main mass width of 49 feet is acceptable. The depth of the main mass is typically 40 feet or less. The proposed depth of 36 feet is acceptable. This section goes on to suggest that side wing widths are from 20 feet up to 50% of the main mass width. The right wing is 22 feet wide and the left is 19.25' feet wide. Both wings are within the recommended width. This recommendation has been met.

Section 2.3.2 on page 54 provides specific guidelines for the neighborhood estates character area. This section suggests that side 2 story masses be set 25 feet from the side property line. The second story main mass is set 31 feet from the right side and 53 feet from the left side. This recommendation has been met.

Section 2.4 A on page 60 gives specific recommendations for rear yard neighbor to neighbor adjacencies. This section recommends special height restrictions when the rear wing of a house is within 30% of the lot depth from the rear line. The main mass of the proposed home is more than 30% from the rear line. A small portion is closer, but that area is well under the 24 foot height recommendation. This recommendation has been met.

Section 2.4 C on page 62 gives specific requirements for plate height relationships. Due to topography and lot orientation, this relationship is not a factor for the home to the left. The home to the right has a considerably lower plate height. This should be discussed.

Section 2.4 D on page 65 gives specific recommendations for side yard neighbor to neighbor adjacencies. A side yard setback of 15% (20.25 feet for this lot) is recommended for new homes. This criteria has been exceeded on the left side. **The right side does not meet this recommendation.**

Section 3.3 on page 79 describes the various massing types. The proposed project matches the scaled-up "Central vertical mass" massing style.

By resolution, the City Council adopted a guideline to allow for incremental growth. This guideline requires that the footprint of all roofed structures is not allowed to expand to the maximum lot coverage allowed by ordinance. To determine the reduced allowable lot coverage, an average is taken of the percentage of allowable lot coverage used by the adjacent neighbors. The project home is allowed to exceed this average by 50% but cannot exceed the maximum allowable coverage. This recommendation has been met.

Gaylin-Grams (Continued)

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	20,085 SF
Lot Width:	130'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	30.5'
Minimum Front Yard:	45'	45'
Minimum Rear Yard: (20% of Lot Depth)	30.0'	31.9'
Minimum Side Yard: (Left)	10'	26.0'
Minimum Side Yard: (Right)	10'	10'
Minimum Combined Side Yards: (25% of Mean Lot Width)	30.0'	36.0'
Allowable Lot Coverage:	5,180 SF	4,835 SF 93.34% of Maximum
Allowable Lot Coverage – 150% Guideline	Reduced to 4,868 SF	99% of Reduction

Allowable Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Maximum Allowable	% max used
2809 Tomahawk Road	26,205	2,540	6,232	40.76%
2833 Tomahawk Circle	26,915	4,000	6,349	63.00%
2901 Tomahawk Road	22,246	2,846	5,561	51.17%
2917 Tomahawk Road	23,059	3,717	5,702	65.19%
3001 Tomahawk Road	22,797	3,737	5,657	66.06%
6511 Seneca	37,230	6,934	7,954	87.17%
6516 Aberdeen	24,491	4,016	5,946	67.54%
6517 Aberdeen	19,544	3,001	5,083	59.04%
2900 West 66th Street	20,732	3,385	5,296	63.92%
2909 Tomahawk Road Reduction	20,085	4,835	Average	62.65%
			50% Increase	93.98%
			5,180	93.34%
			4,868 SF	99.32%

The Schultes are proposing a new addition at the side of their home and an open porch at the opposite side of the house. The project includes various window, door, and cosmetic modifications.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front Yard
- Any Special Frontages: None

Summary of Project:

At the north side of the house a small addition will extend 4.5 feet into the side yard. Attached to this is a small open porch. The addition will be sided with brick to match the house. The porch is a simple arbor structure that will sit on an existing stone wall. A new window will be added to the left of the new addition.

At the south side of the house a new arbor, similar to the new one on the north side, will be added. It will be centered on the gabled end of the wing and include new brick columns. A new window/door unit will be added, in an existing opening, at the arbor.

At the front of the house, the walls flanking the front door will be re-clad in brick to match the rest of the house. New windows will be added to the walls. The existing windows on both sides of the front door will be replaced with new units of the same size and similar style. An additional window will be added to the right for the front wing. An existing gable over the front entry will be removed and replaced with a flat roof to match the remainder of the porch.

Ordinance Compliance:

The project is in violation of city ordinance 5-123 A which sets the maximum lot coverage for lots base on an equation related to the lot area. This lot has maximum buildable area of 5,923 the existing house has a lot coverage of 6,383 and the new addition will take this to 6,422.5 square feet. **A variance of 499.5 square feet is required with 39.5 square feet resulting from the new addition.**

Design Guideline Concerns:

By resolution, the City Council adopted a guideline to allow for incremental growth. This guideline requires that the footprint of all roofed structures is not allowed to expand to the maximum lot coverage allowed by ordinance. To determine the reduced allowable lot coverage, an average is taken of the percentage of allowable lot coverage used by the adjacent neighbors. The project home is allowed to exceed this average by 50% but cannot exceed the maximum allowable coverage. This recommendation has not been met.

* A variance is required.

Schulte Continued:

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	24,354 SF
Lot Width:	101.5'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	No Change
Minimum Front Yard:	45'	No Change
Minimum Rear Yard: (20% of Lot Depth)	32.45' (At Closest Point)	No Change
Minimum Side Yard: (Left)	10'	18.7' (No Change)
Minimum Side Yard: (Right)	10'	30.3'
Minimum Combined Side Yards: (25% of Mean Lot Width)	25.38'	48.95'
Lot Coverage:	5,923 SF	6,383 (Existing) 6,422.5 (Proposed)

Allowable Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Maximum Allowable	% max used
6500 Aberdeen Road	23,078	3,227	5,705	56.56%
6501 Aberdeen Road	24,456	4,588	5,940	77.24%
6511 Aberdeen Road	21,708	4,284	5,468	78.35%
6516 Aberdeen Road	24,492	4,016	5,946	67.54%
6517 Aberdeen Road	19,544	3,001	5,083	59.04%
6507 Seneca Road	27,734	4,477	6,482	69.06%
6511 Seneca Road	37,230	6,934	7,954	87.17%
			Average	70.71%
			50% Increase	106.07%
6508 Aberdeen Road	24,354	6,423	5,923	108.44%

The Schultes are proposing a swimming pool and fire feature at the rear of their home with patios at the rear and side.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front Yard
- Any Special Frontages: None

Summary of Project:

The pool is located within a large patio at the rear of the house. Due to the u-shape configuration of the house, the pool is largely obscured from view by the house.

The pool equipment is located behind the existing garage and is surrounded with landscaping.

The fire feature is connected to the pool near the house.

At the side of the house, there are several raised garden planters lining a lawn path. The path terminates in a stone patio with a water feature.

Ordinance Compliance:

The project is in violation of city ordinance 5-120 G which requires a 10 foot side yard setback for accessory structures. The proposed stone patio is 5 feet from the property line. **A variance of 5 feet is required.**

Design Guideline Concerns:

The design guidelines do not apply to a project of this type.

* A variance is required.